



# COUNCIL REPORT

**DATE:** June 9, 2026

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** **City Code Amendments to Allow Streamlined Administrative Approval for Housing Development Projects Utilizing Assembly Bill 130 and Other Minor Updates (Second Reading)**

## **RECOMMENDATION**

1. Adopt an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 36 to Align Land Uses in the Residential and Commercial Zones with State Laws; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Council Report). (First reading: 7-0)
2. Adopt an Ordinance of the City of Mountain View Amending Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees In Lieu Thereof) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 28 and Chapter 41 to Achieve Greater Consistency with State Laws, for Internal Consistency within the City Code, and to Align the City Code with Current Permitting Procedures and Practices; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived (Attachment 2 to the Council report). (First reading: 7-0)

## **SUMMARY**

On May 26, 2026, the City Council introduced ordinances amending Chapter 36 (Zoning), Chapter 28 (Subdivisions), and Chapter 41 (Park land dedication or fees in lieu thereof) to authorize streamlined administrative approval of housing development projects that are statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66; and to make other minor modifications to achieve greater consistency with state laws,

for internal consistency within the City Code, and to align the City Code with current permitting procedures and practices (see Attachment 3 – [Council Report dated May 26, 2026](#)).

The City Council unanimously approved the introduction of the ordinances by a 7-0 vote. This is the second reading of the ordinances. If approved, the ordinances will become effective 30 days thereafter on July 9, 2026.

### **FISCAL IMPACT**

Adoption of the proposed ordinances would result in a minor positive fiscal impact to the City. Certain administrative costs associated with the public hearing process that are not recovered from project applicants, including the City Clerk’s Office staff time related to agenda publication, would be eliminated. In addition, more efficient processing and approval of development projects could facilitate earlier project completion and occupancy, potentially accelerating the receipt of property tax and other development-related revenues to the City.

### **LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html)

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

### **EXEMPT FROM THE LEVINE ACT**

General policy and legislative actions

**PUBLIC NOTICING**

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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- Attachments:
1. Ordinance Amending Chapter 36 (Zoning)
  2. Ordinance Amending Chapter 28 and Chapter 41
  3. [Council Report dated May 26, 2026](#)